

MINUTES OF THE PLANNING COMMISSION MEETING HELD AUGUST 20, 2014 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

1 ROLL CALL

Commissioners: Calvin Coey
Colleen Anderson
Leo Boivin
Garnet Boyd
Andrew Sieklicki

Administration: Ryan Nickel
Andrew Mok
Tyson Fisher

2. ADOPTION OF AGENDA

2014-119

Anderson-Boivin

That the Agenda for the regular meeting of the Planning Commission to be held August 20, 2014 be adopted as presented.

CARRIED 5/0

3. CONFIRMATION OF MINUTES

2014-120

Boyd-Boivin

That the minutes of the regular meeting of the Planning Commission held on Aug 6, 2014 be referred back to administration.

CARRIED 5/0

4.0 PUBLIC HEARING

a. SUBDIVISION

BY-LAW 7095

1910 Bell Avenue & 1910 Hamilton Avenue

Owner/Applicant: Waverly Developments Ltd.

Mr. Mok indicated that the applicant, John Burgess, on behalf of the owner, Waverly Developments Ltd. is applying for the following:

- To rezone a portion of a property located at 1910 Bell Avenue from RSF Residential Single Family Zone to PR Parks & Recreation Zone, and a portion of a property located at 1910 Hamilton Avenue from an "A" Agricultural Zone to RSF Residential Single Family Zone and PR Parks & Recreation Zone;
- To subdivide a portion of a property located at 1910 Bell Avenue to create fifteen (15) lots, a public road and public reserve; and
- To subdivide a portion of properties located at 1910 Bell Avenue and 1910 Hamilton Avenue to create fifteen (15) lots, a public road and public reserve.

Approval of these applications will allow for the continued development of the Oakridge Estates neighbourhood.

This public hearing is a continuation from the July 2, 2014 Planning Commission meeting to allow the applicant additional time to complete public outreach regarding the design of the proposed neighbourhood greenspace.

Upon presentation by staff, Commissioners questioned the design of the detention pond, fencing requirements, use of the easement, capacity of the lift station and access to greenspace.

2014-121

Boyd-Sieklicki

That the Combined Public Hearing regarding By-law No. 7095 (Z-04-14-B) to rezone a portion of a property located at 1910 Bell Avenue (Lot 72, Plan 48868) from RSF Residential Single Family Zone to PR Parks & Recreation Zone and a portion of a property located at 1910 Hamilton Avenue (Pt. NE¼ 34-10-19 WPM) from "A" Agricultural Zone to RSF Residential Single Family Zone and PR Parks & Recreation Zone, and subdivision applications 4500-14-572 and 4500-14-573, be concluded.

CARRIED 5/0

Rezoning

2014-122

Sieklicki-Boyd

That the Planning Commission recommend By-law 7095 (Z-04-14-B) be approved.

FOR

Commissioner Coey
Commissioner Anderson
Commissioner Boivin
Commissioner Boyd
Commissioner Sieklicki

AGAINST

ABSTAIN

Subdivision (4500-14-572)

2014-123

Anderson-Boyd

That the Planning Commission recommends Brandon City Council approve the application to subdivide (4500-14-572) 1910 Bell Avenue (Lot 72, Plan 48868) to create fifteen (15) lots, a public road and public reserve in the RSF Residential Single Family Zone and the PR Parks and Recreation Zone, subject to:

- a. the site being rezoned from RSF Residential Single Family Zone to PR Parks & Recreation Zone; and
- b. the owner or successor

- i. entering into a development agreement with the City of Brandon;
- ii. submitting written confirmation to the City of Brandon Planning & Building Safety Department that the Brandon School Division has received \$4,252.50 as a cash-in lieu contribution for school purposes; and
- iii. submitting written confirmation to the City of Brandon Planning & Building Safety Department that arrangements have been made for a joint use easement agreement and Plan of Easement to the satisfaction of Manitoba Hydro, MTS Inc. and Westman Communications Group.

FOR

Commissioner Coey
 Commissioner Anderson
 Commissioner Boivin
 Commissioner Boyd
 Commissioner Sieklicki

AGAINST

ABSTAIN

Prior to the above motion being voted on, the following comments were made:
 Commissioners said this application is part of an ongoing development.

Subdivision (4500-14-573)

2014-124

Sieklicki-Boyd

That the Planning Commission recommends Brandon City Council approve the application to subdivide (4500-14-573) 1910 Bell Avenue and 1910 Hamilton Avenue (Lot 72, Plan 48868 and Pt. NE¼ 34-10-19 WPM) to create fifteen (15) lots, a public road and public reserve in the RSF Residential Single Family Zone, the PR Parks and Recreation Zone and the "A" Agricultural Zone, subject to:

- a. the site being rezoned from "A" Agricultural Zone to RSF Residential Single Family Zone and PR Parks & Recreation Zone; and
- b. the owner or successor
 - i. entering into a development agreement with the City of Brandon;
 - ii. submitting \$7,034.91 to the City of Brandon Planning & Building Safety Department as a cash-in lieu contribution for public reserve purposes;
 - iii. submitting written confirmation to the City of Brandon Planning & Building Safety Department that the Brandon School Division has received \$4,252.50 as a cash-in lieu contribution for school purposes; and
 - iv. submitting written confirmation to the City of Brandon Planning & Building Safety Department that arrangements have been made for a joint use easement agreement and Plan of Easement to the satisfaction of Manitoba Hydro, MTS Inc. and Westman Communications Group.

FOR

Commissioner Coey
Commissioner Boivin
Commissioner Boyd
Commissioner Sieklicki
Commissioner Anderson

AGAINST

ABSTAIN

5.0 GENERAL BUSINESS

a. Tracking Table

Mr. Nickel spoke about the applications coming forward at the Sept 3 and Sept 17 meetings.

b. Administrative Business

c. Absences from upcoming meetings

Commissioner Boyd may be late for the Sept 17 meeting.

6.0 ADJOURNMENT

2014-125

Boivin-Anderson

That the meeting does now adjourn. (7:39 p.m.)

CARRIED 5/0

Original signed by Ryan Nickel
Ryan Nickel
Principal Planner

Original signed by Calvin Coey
Calvin Coey
Chairperson